

Southern California Housing Update

*House Price Index (HPI) **

- According to the Office of Federal Housing Enterprise Oversight (OFHEO), U.S. home prices in the 3rd quarter of 2007 experienced the first quarterly decline in nearly thirteen years. The OFHEO House Price Index (HPI), which is based on data from sales and refinance transactions, was 0.4% lower in the 3rd Quarter than the 2nd Quarter of 2007.
- Twenty-four of the 26 California cities listed on OFHEO's list of MSAs (Metropolitan Statistical Areas) had price depreciation between the 3rd quarter of 2006 and the 3rd quarter of 2007. Thirteen of the 24 cities had price declines of 5% or more.

Housing Transactions

All Homes	# Sold 2006			# Sold 2007			Median Price (2006, \$1K)			Median Price (2007, \$1K)		
	Aug	Sep	Oct	Aug	Sep	Oct	Aug	Sep	Oct	Aug	Sep	Oct
Los Angeles	10,140	8,636	8,451	6,647	4,361	4,368	\$520	\$519	\$520	\$550	\$525	\$500
Orange County	3,456	2,919	2,929	2,285	1,643	1,700	\$630	\$630	\$625	\$642	\$570	\$574
Riverside	5,292	4,730	4,408	2,834	2,208	2,463	\$420	\$421	\$412	\$395	\$375	\$370
San Bernardino	3,970	3,437	3,547	2,096	1,509	1,603	\$366	\$365	\$365	\$360	\$325	\$330
San Diego	3,853	3,336	3,449	3,104	2,152	2,327	\$495	\$485	\$490	\$475	\$470	\$460
Ventura	1,146	1,137	961	789	582	538	\$600	\$592	\$590	\$575	\$545	\$535
So. California	27,857	24,195	23,745	17,755	12,455	12,999	\$487	\$481	\$483	\$500	\$462	\$444

All Homes	# Sold			Median Price		
	% Change from prev. year	% Change from prev. year	% Change from prev. year	% Change from prev. year	% Change from prev. year	% Change from prev. year
	Aug	Sep	Oct	Aug	Sep	Oct
Los Angeles	-34.4%	-49.5%	-48.3%	5.8%	1.2%	-3.8%
Orange County	-33.9%	-43.7%	-42.0%	1.9%	-9.5%	-8.2%
Riverside	-46.4%	-53.3%	-44.1%	-6.1%	-10.8%	-15.1%
San Bernardino	-47.2%	-56.1%	-54.8%	-1.6%	-11.0%	-9.6%
San Diego	-19.4%	-35.5%	-32.5%	-4.0%	-3.1%	-6.1%
Ventura	-31.2%	-48.8%	-44.0%	-4.2%	-7.9%	-9.3%
So. California	-36.3%	-48.5%	-45.3%	2.7%	-4.0%	-8.0%

Source: DataQuik (www.dqnews.com)

- A total of 12,999 new and resale house and condos were sold in Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura Counties in October, 2007. This was up 4.4% from the previous month, and down 45.3% from October, 2006.
- The median price for a Southland home was \$444,000 in October. This figure was 8.0% lower than the median price for October of 2006.

* OFHEO's House Price Index tracks multiple sales of the same property in an effort to control for the biases that quality differences can introduce into calculating appreciation based on median prices. This makes it the preferred housing index among most academics who study real estate. Find out more at www.ofheo.gov